



~~April 15, 2003 CPC~~
May 28, 2003 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0239

Sherry C. Gilliam
and
Michael B. Chaney

Dale Magisterial District
East line of Iron Bridge Road

REQUEST: Rezoning from Agricultural (A) to Corporate Office (O-2).

PROPOSED LAND USE:

Except as restricted by Proffered Condition 1, neighborhood and corporate office uses are planned.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON
PAGE 2.

AYES: MESSRS. GECKER, LITTON, CUNNINGHAM AND STACK
ABSENT: MR. GULLEY

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. As conditioned, the proposed zoning and land use comply with the Central Area Plan which designates the area as a Mixed Use Corridor where professional, business, industrial and administrative offices as well as residential developments of various densities are appropriate.

- B. Existing development standards further ensure quality development and land use compatibility with existing and anticipated development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER MAY PROFFER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

- (STAFF/CPC) 1. The following uses shall not be permitted:
- a. Churches and/or Sunday schools;
 - b. Convalescent homes, nursing homes, and rest homes;
 - c. Group care facilities;
 - d. Nursery schools and child or adult care centers;
 - e. Funeral homes or mortuaries;
 - f. Schools/colleges, public and private;
 - g. Schools, business; and,
 - h. Hospitals. (P)
- (STAFF/CPC) 2. Prior to site plan approval, one hundred (100) feet of right-of-way on the east side of Iron Bridge Road (Route 10) measured from the centerline of that part of Route 10 immediately adjacent to the property shall be dedicated, free and unrestricted to Chesterfield County. (T)
- (STAFF/CPC) 3. Direct access from the property to Route 10 shall be limited to one (1) entrance/exit, and this access shall align with the existing crossover on Route 10. Prior to final site plan approval, an access easement, acceptable to the Transportation Department shall be recorded across the property to ensure shared use of this access with the adjacent property to the north and south. (T)
- (STAFF/CPC) 4. Prior to issuance of a final occupancy permit(s) for any cumulative development on the property that would generate a significant increase in traffic above the volume of traffic that is generated by a 1,700 square foot day care facility as determined by the Transportation Department, an additional lane of pavement (ie, Third northbound lane) shall be constructed along Route 10 for the entire property frontage. The developer shall dedicate to Chesterfield County, free and unrestricted, any additional right-of-way (or easements) required for this improvement. (T)

GENERAL INFORMATION

Location:

East line of Iron Bridge Road, north of White Pine Road. Tax IDs 771-671-7811, 7821, 7831 and 7901 (Sheet 17).

Existing Zoning:

A and A with Conditional Use to permit a day care center

Size:

10 acres

Existing Land Use:

Day Care Center and single family dwellings

Adjacent Zoning and Land Use:

North - A; Single family residential or vacant

South - A; Single family residential or vacant

East - A with Conditional Use Planned Development; Public/semi-public (Park)

West - A and O-2 with Conditional Use Planned Development; single family residential, office or vacant

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along the northwestern side of Iron Bridge Road, adjacent to this site. The existing structure on this site is connected to the public water system. Use of the public water system is required by County Code.

Public Wastewater System:

The public wastewater system is not available to serve the request site. The closest extendable wastewater line is approximately two (2) miles east of this site. Use of the public wastewater system is not required.

Private Septic System:

The Health Department must approve any new septic system or the expanded usage of an existing septic system.

ENVIRONMENTAL

Drainage and Erosion:

The entire parcel drains to a small creek located on the rear quarter of the property. The creek then drains north via other tributaries to Reedy Creek and then Kingsland Creek. There are currently no on- or off-site drainage or erosion problems with none anticipated after development.

PUBLIC FACILITIES

Fire Service:

The Airport Fire/Rescue Station, Company Number 15, provides fire protection and emergency medical service (EMS). This request will have a minimal impact on fire and EMS service.

Transportation:

This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on general office trip rates, development could generate approximately 1,120 vehicles per day. These vehicles will be distributed along Iron Bridge Road (Route 10), which had a 2001 traffic count of 28,871 vehicles per day.

The capacity of the four (4) lane section of Route 10 between Beulah Road and Route 288 is acceptable (Level of Service B) for the volume of traffic it currently carries.

The Thoroughfare Plan identifies Route 10 as a major arterial with a recommended right of way width of 120 to 200 feet. The applicant has proffered to dedicate 100 feet of right of way, measured from the centerline of Route 10, in accordance with that Plan. (Proffered Condition 2)

Development must adhere to the Development Standards Manual in the Zoning Ordinance, relative to access and internal circulation (Division 5). Access to major arterials, such as Route 10, should be controlled. There are several small parcels, including the subject property, that front along the east side of Route 10 between Whitepine Road and Reedy Creek. The Central Area Land Use Plan suggests that all of these parcels would be appropriate for "Mixed Use Corridor" including residential development, as well as professional, business, industrial and administrative offices. There are two (2) existing crossovers on this section of Route 10; one (1) crossover that

aligns Whitepine Road and one (1) located adjacent to the subject property. Parcels that are located adjacent to crossovers should be developed so that access to that crossover is provided to the surrounding area. Staff has developed an access plan for this area (see attached).

The applicant has proffered that direct access from the property to Route 10 will be limited to one (1) entrance/exit, and it will align the existing crossover on Route 10 (Proffered Condition 2). Proffered Condition 2 requires that an access easement be recorded across the property to provide shared use of the Route 10 access with the adjacent property to the north and south. There are two (2) existing single family homes with direct access to Route 10 located on the subject property. It is the intent of this condition that those single family driveways would remain until those parcels are redeveloped for or serve as access to any non-residential use(s).

The traffic impact of this development must be addressed. Also located on the subject property is a 1,700 square foot day care facility. The applicant has proffered that in conjunction with any cumulative development on the property that would generate a significant increase in traffic above the volume of traffic that is generated by the existing day care facility, an additional lane of pavement will be constructed along Route 10 for the entire property frontage (Proffered Condition 3). This condition would allow approximately 6,700 square feet of general office space, or equivalent traffic generation, to be developed on the subject property until the additional lane along Route 10 would be required.

At time of site plan review, specific recommendations will be provided regarding access and internal site circulation.

LAND USE

Comprehensive Plan:

The request property lies in an area designated as a Mixed Use Corridor on the Central Area Plan. The Plan suggests the Mixed Use Corridor is appropriate for professional, business, industrial and administrative offices, as well as residential developments of various densities. The Plan also notes that nursery schools, child or adult day care centers, kindergartens, hospitals and other places of assembly are not appropriate on Iron Bridge Road between Kingsland Road and Route 288 due to the proximity to the Runway Approach Surface at the County Airport.

Area Development Trends:

Surrounding properties are zoned Agricultural (A) and Corporate Office (O-2) and are occupied by single family dwellings, office use, a public park or are vacant.

Zoning History:

The Board of Supervisors, upon favorable recommendations of the Planning Commission, approved Conditional Uses to permit a day care center (The Little Play School) on Tax ID 771-671-2640 (Case 79S046) and to permit office uses on Tax ID 771-671-3152 (Case 81S036).

With approval of this zoning case, the existing uses to include the day care center and single family dwellings will become legally non-conforming and as such are subject to the requirements of Section 19-3 of the Ordinance.

Use Limitations:

As previously noted, the request property is designated as a Mixed Use Corridor within the Central Area Plan. The Plan suggests office uses are appropriate on the request property except that certain uses permitted in the Corporate Office (O-2) District such as nursery schools, child and adult care centers, kindergartens, hospitals and other places of assembly are not appropriate because of the proximity of the property to the Airport Runway Approach Surface. Proffered Condition 1 prohibits these “assembly” uses.

Site Design:

The request property lies within an Emerging Growth Area. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Therefore, redevelopment of the site must conform to the Emerging Growth District Standards of the Ordinance which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

CONCLUSIONS

As conditioned, the proposed zoning and land use comply with the Central Area Plan which designates the area as a Mixed Use Corridor where professional, business, industrial and administrative offices as well as residential developments of various densities are appropriate.

Existing development standards further ensure quality development and land use compatibility with existing and anticipated development within the surrounding area.

Given these considerations, approval of this request is recommended.

CASE HISTORY

Planning Commission Meeting (4/15/03):

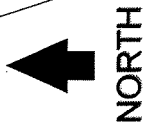
The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Litton, seconded by Mr. Cunningham, the Commission recommended approval of this request and acceptance of the proffered conditions on page 2.

AYES: Messrs. Gecker, Litton, Cunningham and Stack

ABSENT: Mr. Gulley

The Board of Supervisors, on Wednesday, May 28, 2003, beginning at 7:00 p.m., will take under consideration this request.



- EXISTING CROSSOVER
- PROPOSED ACCESS
- POSSIBLE DRIVEWAY CONNECTION

CASE 03SN0239

ACCESS PLAN

03SN0239-1

